

# **Attachment F**

## **Planned Community Document**

# **Mission Lane**

## **TTM 16323**

### **Project Description**

Mission Lane is a 95 single-family home project on 15 acres of land. The project is located in a medium density General Plan designation of 5-10 units per acre and is requesting a Planned Community Zoning Designation. Density on this project will be 6.5 units/acre thereby complying with the General Plan Land Use designation. This small lot community will contain 5.5 acres of landscaped open space. It will include an 11,782 square foot central neighborhood park. In addition, a central linear park will run south from Van Leuven Street to the creek. It will be over 13,000 square feet. Lots will range in size from 2,104 square feet to 3,843 square feet with an average of 2,616 square feet.

Architecture forward homes, that have singlewide garages, will present a rich texture to the park like community. Pedestrian linkages will tie into the construction of the regional trails system that will meander along the city's backbone north/south trail along the Edison Power line corridor.

### **Project Location**

This community is located on land that is on the south side of Mission Road west of the Edison Powerline easement, the east side of Pepper Avenue and the north and south side of the extension of Van Leuven Street in Loma Linda. The Monterey Pines Apartments and Mountain View condominiums border the west side of the project.

### **Project Goals**

Mission Lane is a neo-traditional neighborhood that incorporates the principles of a livable walkable neighborhood with proper design and amenities that expand on the themes of Mission Trails. Mission Lane will act as transition between the higher density apartments and condominiums to the west and the lower density Mission Trails to the east. Mission Lane balances a neighborhood of medium density with an overabundance of open space and amenities. Long-term viability of the neighborhood is maintained through a Homeowners Association.

Mission Lane is being created to fill an increasingly narrow niche in the marketplace, first time buyers, seniors, young and single-parent households. These buyers struggle to find new housing that they can afford close to their work in Loma Linda. In addition, these buyers don't have the time or desire to provide the necessary upkeep for their yards.

### **Project Objectives**

In keeping with the goals of a neo-traditional community Mission Lane is designed to have the following features to achieve these goals:

Pedestrian linkages, trails, parks and open space within 800 feet of all homes, low speed/green streets, access to mass transit, places for gathering and interaction.  
Mechanism for long term care and maintenance of this neighborhood also will occur.  
Embracing the Mission District Heritage through rich architecture and embracing citrus heritage.

- **Walkable Community-** accesses to the community trails are strategically placed through out the neighborhood.
- **Pedestrian Linkages-**several key areas have pedestrian paths to allow travel to the neighborhood parks, regional trails systems and adjoining communities. All homes are within 800 feet of the significant open space areas.
- **Trails-**along the Edison easement, Memory lane will install a 1/4 of a mile walking trail linking to the pedestrian bridge that will connect to the south side of the San Timoteo Creek Flood Control channel. This will give residences of the Mission District direct access to this regional trail without having to face significant vehicular conflict with car at Mountain View Avenue.
- **Parks-**Nearly 5.5 acres of parks and open space will be developed as part of this project. Types of planned amenities include large areas for turf, for active play, tot lot, picnic and barbecue areas. A Citrus and Avocado grove along with a community park as well as other formal planting will be part of the landscape pallet;
- **Low Speed/Green Streets-** Varieties of street widths are proposed to allow parking on both sides for two-way streets B, C & G. Parking on one side for one way streets are proposed for streets D, E, & F. Street A provides a one way street that loops around a 25-foot central linear park. Parking for street A is provided in the designated parking spaces that are provided along this central parkway. These designs will not only provide a significant means of calming traffic within the neighborhood; they will create very meaningful and purposeful spaces for the members of the community.
- **Access to Mass Transit-** Mission Lane is located close to the Omnibus stop located on Mountain View Avenue. Further, bus stops could be place along Van Leuven, near the regional pedestrian trail.
- **HOA-** A Homeowners Association is planned for this neighborhood in order to maintain the parks, trails, street trees, streets and recreational facilities. Enforcement of the CC&R's will also occur in order to insure long-term quality of the neighborhood.
- **Mission District-** Mission Lane will plant hundreds of new citrus trees as part of this project. Architecture will be varied and rich to include a variety of styles that are consistent with the Mission District Overlay Guides lines.

## Development Standards

- Minimum lot size is 2,100 square feet
- Minimum lot width is 32 feet
- Minimum lot depth is 66 feet
- Front yard set back is a minimum of 5 feet
- Rear yard set back is a minimum of 10 feet
- Side yard set back shall be a minimum of 3 feet
- Zero lot lines shall be allowed within the neighborhood.
- Reciprocal use easements will be permitted on the side yards.
- Maximum building height shall be 30 feet
- Two story plans may have two bedrooms with a two car tandem garage or a two-car split garage.
- All garages shall be not wider that one car width.
- Final project will submit a Precise Plan of Design Package